

THIS ORDER IS
APPROVED.



1 **TIFFANY & BOSCO**
2

2525 EAST CAMELBACK ROAD
3 SUITE 300
4 PHOENIX, ARIZONA 85016
5 TELEPHONE: (602) 255-6000
6 FAXSIMILE: (602) 255-0192

Dated: February 08, 2011

James M. Marlar
JAMES M. MARLAR
Chief Bankruptcy Judge

5 Mark S. Bosco
6 State Bar No. 010167
7 Leonard J. McDonald
8 State Bar No. 014228
Attorneys for Movant

10-30791

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10 **IN THE UNITED STATES BANKRUPTCY COURT**
11
12 **FOR THE DISTRICT OF ARIZONA**

13 IN RE:
14 Jerome W. Niwinski and Ida M. Niwinski
15 Debtors.

No. 4:10-bk-14601-JMM

Chapter 7

16 Wells Fargo Bank, N.A.
17 Movant,
18 vs.

O R D E R

19 Jerome W. Niwinski and Ida M. Niwinski
20 Debtors; Beth Lang, Trustee.

(Related to Docket #22)

Hearing Date: February 7, 2011

Respondents.

21 **IT IS HEREBY ORDERED** that all stays and injunctions, including the automatic stays imposed
22 by U.S. Bankruptcy Code 362(a) are hereby terminated as to Movant with respect to that certain real
23 property which is subject of a Deed of Trust dated April 11, 2005, and recorded in the office of the County
24 Recorder wherein Wells Fargo Bank, N.A. is the current beneficiary and Jerome W. Niwinski and Ida M.
25 Niwinski have an interest in, further described as:

26 LOT 765 OF RANCHO DEL LAGO, A SUBDIVISION OF PIMA COUNTY, ARIZONA,

1 ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN THE OFFICE OF THE
2 COUNTY RECORDER OF PIMA COUNTY, ARIZONA, IN BOOK 57 OF MAPS AND PLATS AT
PAGE 65 THEREOF

3 IT IS FURTHER ORDERED that this Order vacating the automatic stay imposed by U.S.
4 Bankruptcy Court Code 362(a) shall be binding and effective in the event the Debtors converts this case
5 to another chapter under the U.S. Bankruptcy Code.

6 IT IS FURTHER ORDERED that Movant may contact the Debtor(s) by telephone or written
7 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance Agreement,
8 or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement with Debtors.
9 However, Movant may not enforce, or threaten to enforce, any personal liability against Debtors if
10 Debtors' personal liability is discharged in this bankruptcy case.

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